

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HODGE RD, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	LOMBARD MARK/COLLEEN E	
Owner 2:		
Owner 3:		
Street 1:	52 HODGE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	RUSSO AUGUSTINA M -		
Owner 2:	-		
Street 1:	52 HODGE RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Wood Shingle Exterior and 2285 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7343.000	612,500		448,200	1,060,700
Total Card	0.169	612,500		448,200	1,060,700
Total Parcel	0.169	612,500		448,200	1,060,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		464.24	/Parcel: 464.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	612,500	0	7,343.	448,200	1,060,700		Year end	12/23/2021
2021	101	FV	595,000	0	7,343.	448,200	1,043,200		Year End Roll	12/10/2020
2020	101	FV	594,900	0	7,343.	448,200	1,043,100	1,043,100	Year End Roll	12/18/2019
2019	101	FV	437,000	0	7,343.	448,200	885,200	885,200	Year End Roll	1/3/2019
2018	101	FV	437,000	0	7,343.	384,200	821,200	821,200	Year End Roll	12/20/2017
2017	101	FV	437,000	0	7,343.	358,600	795,600	795,600	Year End Roll	1/3/2017
2016	101	FV	517,400	0	7,343.	307,300	824,700	824,700	Year End	1/4/2016
2015	101	FV	504,700	0	7,343.	275,300	780,000	780,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2016	Measured	DGM	D Mann
4/24/2014	Measured	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/29/2014	Info Fm Prmt	EMK	Ellen K
6/4/2009	Info At Door	189	PATRIOT
3/15/2004	MLS	HC	Helen Chinal
10/24/2000	Hearing N/C	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

Total AC/HA:	0.16857	Total SF/SM:	7343	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	448,201	Spl Credit		Total:	448,200
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EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREY	
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- Good (+)
Year Blt:	2013	Eff Yr Blt: 1952
Alt LUC:		Alt %:
Jurisdic:	G15	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	4	- Carpet 10 %
Bsmnt Flr:	4	- Carpet
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:	1	Rating: Good
WSFlue:		Rating:

CONDO INFORMATION

Location:		
Total Units:		
Floor:		
% Own:		
Name:		

DEPRECIATION

Phys Cond:	GV	- Good-VG	10. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10.8 %

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.19347823
Const Adj.:	1.00899994
Adj \$ / SQ:	156.549
Other Features:	114052
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686694
Depreciation:	74163
Depreciated Total:	612531

COMMENTS

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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1									# Units		1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8		BRs: 3		Baths: 2		HB		1				

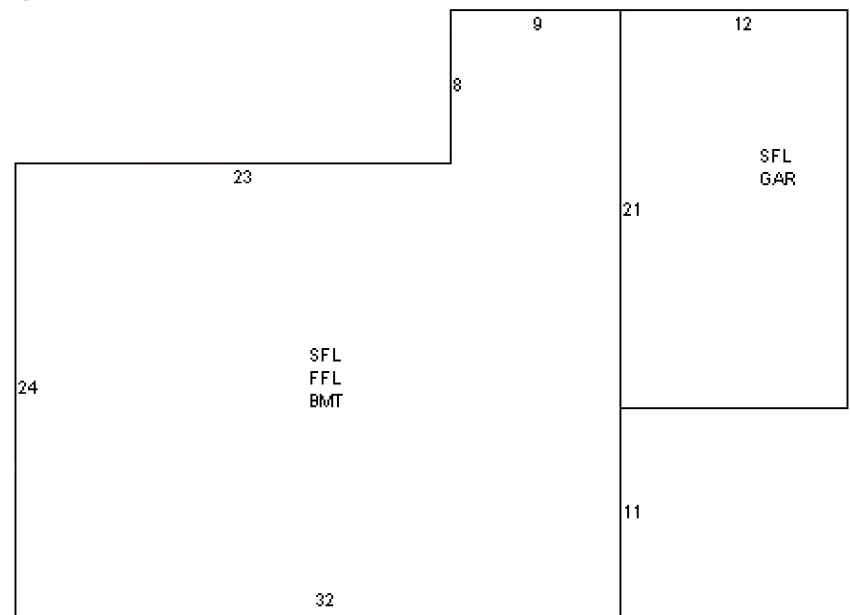
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,092	156.550	170,951
FFL	First Floor	840	156.550	131,501
BMT	Basement	588	80.780	47,498
GAR	Garage	252	25.140	6,337
Net Sketched Area:		2,772	Total:	356,287
Size Ad	1932 Gross Area	3024	FinArea	2285

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	70	GFB	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	20x16	A	AV	1978	0.00	T	32.8	101						
2	Frame Shed	D	Y	1	10x8	A	AV	2004	0.00	T	12	101						

PARCEL ID

099.0-0005-0002.A

IMAGE

AssessPro Patriot Properties, Inc

